



Order Filed on February 22, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)
Denise Carlon, Esq.
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Attorney for: Toyota Motor Credit
Corporation

In Re:

Erica N. Landis and Hal J. Landis,

Debtors.

Case No: 17-16143

Chapter: 7

Judge: Rosemary Gambardella

CONSENT ORDER VACATING AUTOMATIC STAY

The relief set forth on the following page is hereby ordered **ORDERED**.

DATED: February 22, 2018

A handwritten signature in cursive script that reads "Rosemary Gambardella".

Honorable Rosemary Gambardella
United States Bankruptcy Judge

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Debtor: Erica N. Landis and Hal J. Landis

Case No.: 17-16143 RG

Caption: **CONSENT ORDER VACATING AUTOMATIC STAY**

This matter, having been brought before the Court by Denise Carlon, Esq., KML Law Group, P.C., attorneys for Secured Creditor Toyota Motor Credit Corporation, upon a consent order to vacate the automatic stay as to a 2014 TOYOTA RAV4 , VIN:2T3RFREV9EW200747, and with the consent of Angela Nascondiglio, Esq., counsel for the Debtors, Erica N. Landis and Hal J. Landis,

It is hereby **ORDERED, ADJUDGED** and **DECREED** that the automatic stay as to a 2014 TOYOTA RAV4 , VIN:2T3RFREV9EW200747 is hereby vacated; and

It is further **ORDERED, ADJUDGED** and **DECREED** that said vehicle is no longer property of the bankruptcy estate, having been returned to Secured Creditor at the expiration of the lease in November 2017; and

It is further **ORDERED, ADJUDGED** and **DECREED** that the debtor has made all payments due under the terms of the lease; and

It is further **ORDERED, ADJUDGED** and **DECREED** that Secured Creditor shall be permitted to use, sell, or exercise any other ownership rights with regard to the subject property.

I hereby agree and consent to the above terms and conditions:

Dated: 02/05/2018

/s/ Denise Carlon

DENISE CARLON, ESQ., ATTORNEY FOR CREDITOR

I hereby agree and consent to the above terms and conditions:

Dated: 01/25/2018

/s/ Angela Nascondiglio

Angela Nascondiglio, ESQ., ATTORNEY FOR DEBTOR

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Hal J. Landis
Erica N. Landis
Debtors

Case No. 17-16143-RG
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-2

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Feb 23, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 25, 2018.

db/jdb +Hal J. Landis, Erica N. Landis, 677 Willow Avenue, Apartment 2, Garwood, NJ 07027-1229

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 25, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 22, 2018 at the address(es) listed below:

Barbara Edwards on behalf of Trustee Barbara Edwards bedwardstrustee@aol.com,
NJ48@ecfcbis.com
Barbara Edwards on behalf of Attorney Muscarella, Bochet, Edwards & D'Alessandro, PC
bedwardstrustee@aol.com, NJ48@ecfcbis.com
Barbara Edwards bedwardstrustee@aol.com, NJ48@ecfcbis.com
Denise E. Carlon on behalf of Creditor Toyota Motor Credit Corporation
dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Jessica M. Minneci on behalf of Debtor Hal J. Landis jminneci@middlebrooksshapiro.com
Jessica M. Minneci on behalf of Joint Debtor Erica N. Landis jminneci@middlebrooksshapiro.com
Melinda D. Middlebrooks on behalf of Joint Debtor Erica N. Landis
middlebrooks@middlebrooksshapiro.com, melindamiddlebrooks@gmail.com
Melinda D. Middlebrooks on behalf of Debtor Hal J. Landis middlebrooks@middlebrooksshapiro.com,
melindamiddlebrooks@gmail.com
Rebecca Ann Solarz on behalf of Creditor Toyota Motor Credit Corporation
rsolarz@kmlawgroup.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 10